



JACKSONVILLE HOUSING AUTHORITY (JHA)

Addendum Number: Six (6)

Proposal Number: CN-008-19

Title of proposal: Jax Beach Unit Rehab – 89 Units

This addendum is hereby incorporated into the contract documents for the above project.

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This addendum is for the purpose of clarifications and amendments.

Dated: July 16, 2019

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The following items are clarifications, additions and revisions to, and shall take precedence over the original specifications dated as issued for proposal, June 21, 2019.

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Questions received from KBT Contracting:

1) Attachment A worksheet states "replacing condensing units" however, Addendum 1 indicates "HVAC systems are total replacement, minus ductwork". Should Attachment A be revised to reflect this?

**Addendums issued are revisions to any bid documents provided in the original solicitation; a revised Attachment A will not be issued but are modified by the requirements issued in Addendum #1.**

2) 62 units have been identified for replacement of HVAC systems. Per the pre-bid meeting an addendum providing the sizes for the various units was forthcoming. Please provide correct quantity of each size.

**All units to be replaced are those listed under PRJ-007 and PRJ-009 (refer to site list provided in Addendum #5) and should be replaced with like for like. Addendum #1 states that the existing conditions includes A/C unit (13-Seer) and it recommends that they are replaced with electric resistant heat with Energy Star, >14.5 SEER.**



3.7 Heating, Ventilation, and Air Conditioning (HVAC) System  
Existing Conditions: ←

Methods and Materials
<b>Centralized Heating / Cooling Equipment</b>
Electric air handler
A/C unit (13-SEER) ←
No complaints regarding the central heating and cooling systems were raised during the inspection.
<b>Decentralized Heating / Cooling Equipment</b>
NA
The property does not feature decentralized heating/cooling equipment.

It is recommended that Manual J calculations be required by the performing contractor with any HVAC equipment replacement, or significant HVAC modification. Recommended cooling equipment (including heat pumps) should be oversized by no more than 15% of the actual Manual J Heat gain calculations without inflation factors. Heating equipment should be oversized by no more than 25% of actual Manual J Heat loss calculations without inflation factors.

Recommended Energy Efficiency and Conservation Measures:

**3.7.1 ENERGY STAR Electric Heat Pumps**

The recommendation is made to replace existing electric resistant heat with ENERGY STAR, ≥14.5 SEER, heat pumps at the time of future HVAC replacement.

3) Addendum 1 recommends that Manual J calculation be required? Please confirm if this is a requirement. If yes, does JHA have an as-built set of plans for the designer to develop the Manual J calculations?

**A Manual J calculation is required; it will be the responsibility of the performing contractor to supply this.**

4) Please note if Manual J calculations are required, most likely attic insulation will be required at R-38. Attachment A worksheet indicates 52,042 SF of additional insulation but does not indicate what R-value is to be added. Please provide the minimum additional R-value required for bidding purposes. Also, is it possible to include a line item for any additional R-value required based on Manual J calculations to be completed after award?

**The performing contractor will be responsible for acquiring this information.**



5) Attachment A indicates 30 units to be converted to fully accessible handicapped units. Is this an accurate count? Per conversation with JHA personnel, they indicated there are only 5. Please clarify.

**There are only three (3) units that require modification, all three will be under PRJ-009 and will be at the contractors discretion. The JHA has identified 719/721 3<sup>rd</sup> Ave. S. as a potential candidate for two of the units because it already has the ramps.**

6) Converting to fully accessible handicapped units, it will not be feasible for the tenant to occupy the property during construction. In addition to be extremely difficult to manage, it would violate OSHA standards. Please confirm these units will be unoccupied during construction.

**The JHA will make arrangements for temporary relocation of the tenants.**

7) Converting to fully accessible handicapped units, will require plans for permitting. Does JHA intend for the bidder to provide designed plans for these units or will plans be provided?

**The performing contractor will be responsible for any drawings needed for permitting.**

8) Attachment A indicates installation of (5) designated handicapped accessible parking spaces. Based on the number of ADA units being converted this does not seem to be adequate. Please confirm the number of spaces required per ADA requirements. Additionally, will sidewalk modifications be required at each added handicapped space?

**Five (5) designated handicapped accessible parking spaces is the correct quantity.**

9) Is there an existing Asbestos survey available? This relates mainly to the request of VCT replacement in 21 units as indicated on Attachment A. If report is available can we receive a copy prior to bid? If no survey is available, does JHA want the contractor to include required Asbestos survey in bid pricing?

**There is no existing asbestos survey; the contractor should include this in their bid pricing.**



10) Attachment A does not indicate any exterior door replacement. Addendum 1 item 3.3 references exiting conditions for exterior doors but nothing further. Is there a requirement for exterior door replacement(s)?

**There is no door replacements required unless it's to meet ADA requirements.**

Acknowledge receipt by signing below:

This acknowledgement receipt must accompany the bid packet or your bid will be considered unresponsive.

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Date

If this addendum affects bid pricing for a bid previously submitted, the previously submitted bid will be returned unopened. If this addendum does not affect bid prices for a bid previously submitted, the acknowledgement may be mailed/delivered in a sealed envelope labeled with the proposal number and addenda number and must be received in Purchasing PRIOR to the bid opening.

**DO NOT FAX THIS FORM.**

This addendum is issued for the information of the above titled project and will be part of the contract.

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